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EXHIBIT "C"

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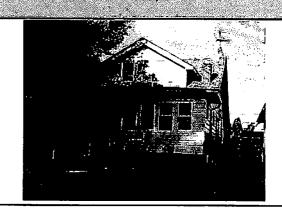
SingleSource

Exterior BPO

Property Address:	3597 West 127th Street, CLEVELAND, OH 44111				
Borrower	REINALDO RODRIGUEZ	Inspection Date	6/25/2012	Effective Date	6/26/2012
APN		Loan #		Order ID	
Company	Brian Thomas Osborne		Name	Brian Osborne	
Phone	440-241-0743	Fax		Email	bto0365@yahoo.com
Address	12517 Cooley Ave Cleveland OH 44111		Distance from the Subject		.25 Miles

I. General Conditions

Property Type	SFR		
Occupancy	Unknown		
# Of Units	1		
Data Source	County Records		
Property Condition	Good		
НОА	No		
HOA Fees	\$0		
HOA Assoc. Name			
Phone			
Fees Include	1.00 100 100 100 100 100 100 100 100 100		
Monthly Rental Value	\$600		
Control of the Contro	NOS- en Martin, del como de la co		



Condition Comments

The property is in good condition and does not need any repairs. The property conforms to the neighborhood and has some curb appeal. The roof, windows, entry doors, and siding all appear to be in good condition.

	1 2	Repairs		
Category	Gost		Category	Cost
Exterior Paint	\$		Foundation	\$
Siding / Trim Repair	\$		Fencing	\$
Exterior Doors	\$		Landscaping	\$
Windows	\$		Pool	\$
Garage	\$		Other	\$
Roof / Gutters	\$		Other	\$
Fire Damage	\$		Other	\$
Total Estin	nated Exterior Repairs	ŚO		

Subject Repair Comments

No repairs needed for the subject.

II. Subject Sales and Listing History

Currently Listed?	No By:	.]///			
List Date	Orig List Price	Current List Price	MLS#		
	\$	\$		· · · · · · · · · · · · · · · · · · ·	
		(Prior History (36 Month)			
Date Listed	Date Sold	List Price	Sale Price	Notes	
08/09/09		\$66,500	\$	Expired (01/31/11)	
05/25/06		\$91,900	\$	Expired (03/31/07)	
11/19/05		\$96,000	\$	Expired (03/19/06)	

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III. Neighborhoo	d Market Data					
Location	Urban	Local Economy is	Stable	Housing Supply is	In Balance	
Number of Lisiting is		Stable	Normal Marketing	Time	3-6 Months	
Total # of Active Listings in the sub			ecific MLS district		25	
Te	otal # of Sales in the	subject's specific MLS distr	ict in the past 12 months	. .	29	
#	of REO Sales in the	subject's specific MLS distri	ct in the past 12 months		21	
	# of B	oarded Properties on Subje	ect Street		0	
	# of Rentals on t	he market in the subject's :	specific MLS district		9	
		Predominant Occupancy	1		Owner	
Market for this typ	e of property			Remained Stable		
Range of Value is this area:			Low: \$11,000 High: \$70,000			
Pride of Ownership			Good			
		Neight	iorhood Comments			
	hools and city service	ea that is economically cha es do not rank among the to public p				
Value			90-120 Day Value	Repaired Value	30 Day Value	
	Suggestee	List Price	\$32,900	\$32,900	\$22,900	
	Probable	Sales Price	\$27,900	\$27,900	\$17,900	
		Commante R	egarding Pricing Strategy	The same of the sa		

Comments Regarding Pricing Strategy.

The neighborhood prices are stable (over the last 6 months the prices have remained consistent) but 89% of all sales are REO sales. I priced the subject in line with comp 2 the closest available sold comp my price also fall in the middle of the adjusted sold comps.

Unique Property Conditions

The attached Broker Price Opinion (BPO) has been completed outside of The Uniform Standards of Professional Appraisal Practice (USPAP). The BPO is an evaluation tool and is not considered an appraisal of the market value of the property - it is an opinion of the probable sales price. SingleSource completes BPO requests for property listing, REO analysis, loan due diligence, modifications, etc to aid our servicing customers. SingleSource BPO reports are not eligible or appropriate for loan origination purposes.